

PLANNING BOARD

TOWN OF NEW BOSTON

SUBDIVISION REGULATIONS

PROPOSED AMENDMENTS MAY 27, 2014

NOTE: **BOLD ITALICS** INDICATE LANGUAGE PROPOSED TO BE ADDED  
**STRIKETHROUGH** INDICATES LANGUAGE PROPOSED TO BE DELETED

**Proposed Amendment #1**

*Amend V-S, New Development Roads, by adding a new sentence to the end of sub-section V-S, 1, i), as follows:*

**V-S New Development Roads**

- i) The applicant shall submit to the Planning Board, for review by the Town Engineer, a detailed "as-built" plan of the subdivision in accordance with Section IX-B, 10 herein. ***As-built plans shall be submitted, reviewed and approved prior to the issuance of any Certificates of Occupancy within the subdivision.***

**Proposed Amendment #2**

*Amend the first sentence of Section IX-B, 10, As-Built Guidelines, to include reference to the timing for submission of as-built plans, as follows:*

**IX-B, 10 AS-BUILT GUIDELINES**

As-Built plans shall be submitted to the Planning Board, for review by the Town Engineer after all infrastructure improvements have been completed and at least the binder course of pavement has been placed, ***and prior to the issuance of any Certificates of Occupancy within the subdivision.***

**Proposed Amendment #3**

*Amend the second sentence of Section IX-C, Improvement Construction Inspections, to delete reference to the Planning Board and Selectmen performing a final inspection on a newly constructed road, as follows:*

**IX-C IMPROVEMENT CONSTRUCTION INSPECTIONS**

The final inspection will be performed by the ~~Planning Board, Selectmen,~~ Road Agent and the Town's consulting engineer/inspector.

**Proposed Amendment #4**

*Amend Section IX-I, Fire Protection Systems, by deleting sub-section IX-I, a), 5, e, in its entirety, as follows, and renumbering the following*

*sections accordingly.*

#### **IX-I FIRE PROTECTION SYSTEMS**

- ~~e. a building permit for the fire protection system shall be  
issued by the Town's Building Inspector;~~

#### **Proposed Amendment #5**

*Amend Section IX-J, Fire Protection Cistern Specifications, sub-sections  
IX-J, A, 14 and 15, to refer to stainless steel pipe and hardware and  
sub-section IX-J, A, 18, to change the downward angle of the filler  
pipe, as follows.*

14. All suction and vent piping above the cistern roof slab shall be  
ASTM Schedule 40 Steel. All above-grade Schedule 40 Steel piping  
and supports shall be painted in accordance with the following paint  
system: SHERWIN-WILLIAMS OR EQUAL: Safety Red:

EXTERIOR PIPING: Including vent fill and suction piping

1st Coat: High solids catalyzed epoxy - 6 mil DFT\*

2nd Coat: High solids Aliphatic - 4 mil DFT

\*Dry Film Thickness

Surface preparation and application of the paint shall be in  
accordance with the manufacturer's requirements.

Below grade Schedule 40 Steel pipe shall be coated with CIM1000 or  
Elastoshield coating. ~~Suction piping within the cistern tank is to  
be Schedule 10 Type 304 Stainless Steel.~~

15. All pipe and hardware within the cistern shall be **Schedule 10 Type  
304 Stainless Steel.** ~~galvanized steel to prevent corrosion. No  
subsequent welding or fabrication which compromises the coating of  
the pipe shall be permitted.~~
18. The filler pipe fitting shall be a 4" storz connection installed at  
a 45 **30 degree downward** angle, ~~level to the round connected to  
piping that is turned down 30 degrees into the fill pipe~~ directing  
water downward into cistern. The filler shall be located a minimum  
of 36 inches, and a maximum of 48 inches, above final grade level.  
**See detail.**

#### **Proposed Amendment #6**

*Amend the Single Wall FRP Tank, Cistern Installation Inspection Sheet,  
to refer to the Planning Board rather than the Fire Wards as the  
inspection agent, and to delete the requirement for design engineer  
certification prior to backfilling, as follows:*

Draft Proposed Subdivision, Site Plan Review Regulation Amendments for May 27, 2014

Inspections shall be conducted and work found acceptable at the following points during construction. The ~~Fire Department's~~ **Planning Board's** authorized inspection agent shall be notified at least 48 hours before the inspection is required.

~~Design engineer shall certify that construction is acceptable prior to backfilling. This shall be submitted in writing to the Building Inspector, PO Box 250, New Boston, NH 03070.~~

#### **Proposed Amendment #7**

*Amend the Modular Pre-Cast Concrete Cistern, Cistern Installation Inspection Sheet, to refer to the Planning Board rather than the Fire Wards as the inspection agent, as follows:*

Inspections shall be conducted and work found acceptable at the following points during construction. The ~~Fire Department's~~ **Planning Board's** authorized inspection agent shall be notified at least 48 hours before the inspection is required.

4/29/14

PLANNING BOARD

TOWN OF NEW BOSTON

NON-RESIDENTIAL SITE PLAN REVIEW REGULATIONS

PROPOSED AMENDMENTS MAY 27, 2014

NOTE: **BOLD ITALICS** INDICATE LANGUAGE PROPOSED TO BE ADDED  
**STRIKETHROUGH** INDICATES LANGUAGE PROPOSED TO BE DELETED

**Proposed Amendment #1**

*Amend Section 3, Personal Wireless Service Facilities, to add a section detailing when Site Plan Review is required, as follows, and to renumber the following sections accordingly.*

**SECTION 3 PERSONAL WIRELESS SERVICE FACILITIES**

**3.4 Non-Residential Site Plan Review Required**

***A new personal wireless service facility or a substantial modification to an existing facility shall require a building permit and site plan review in accordance with these regulations. Co-locations and modifications that are less than "substantial modifications" as defined in RSA 12-K do not require site plan review but are subject to applicable building permit requirements of the Town of New Boston and RSA 12-K:10.***

**Proposed Amendment #2**

*Amend newly renumbered Section 3.5, General Filing Requirements, to delete sub-section 3.5, 2, in its entirety, as follows, and to renumber the following sub-sections accordingly.*

~~2. A written statement signed by the landowner and applicant that he/she will allow the Town to enter the subject property to obtain RFR measurements, to ensure conformance with the FCC Guidelines, and to obtain noise measurements, all at the expense of the applicant, but not necessarily accompanied by the applicant and/or landowner.~~

**Proposed Amendment #3**

*Amend newly renumbered Section 3.8, Design Submittal Standards, to delete sub-section 3.8, G, 1, 2, & 3, as follows:*

G. Co-location. Carriers shall share personal wireless service facilities and sites where feasible and appropriate, thereby reducing the number of personal wireless service facilities that are stand-alone facilities.

- ~~1. All applicants shall show evidence of the effort to co-locate with other carriers. This effort shall include contact with all other carriers operating within the Town of New Boston and adjacent communities.~~
- ~~2. If the applicant intends to co-locate or to permit co-location, plans shall be submitted which show the appearance and operation of the proposal.~~
- ~~3. If the Planning Board approves co-location for a personal wireless service facility site, the site plan shall indicate the number and type of facilities proposed for the co-location. The addition of any facilities not specified in any approved site plans shall require a new site plan.~~

#### **Proposed Amendment #4**

*Amend newly renumbered Section 3.10, Radio Frequency Radiation (RFR), to change the reference from "Radiation" to "Emissions" in the heading and throughout the section, as follows:*

#### **3.9 Radio Frequency *Emissions* Radiation ~~(RFR)~~**

The applicant shall provide certification stating that the maximum radio frequency ~~radiation of~~ ***emissions from*** the proposed facility and the cumulative ~~RFR of~~ ***radio frequency emissions from*** any existing facilities at the site will not exceed the FCC Guidelines. The FCC Guidelines shall be incorporated as part of this certification.

#### **Proposed Amendment #5**

*Delete existing Section 3.13, Modification to Personal Wireless Service Facilities, in its entirety, as follows:*

#### **~~3.13 Modification to Personal Wireless Service Facilities~~**

- ~~A. Modification of a personal wireless service facility is considered equivalent to an application for a new personal wireless service facility and requires a site plan review when any of the following events apply:~~
  - ~~1. Change in the number of facilities permitted on the site, or,~~
  - ~~2. Change in technology used for the personal wireless service facility that will affect the visible elements of the facility, or that would alter the type(s) and amount(s) of hazardous materials used at the facility.~~

- ~~3. The applicant and/or co-applicant wants to add any exterior visible equipment or additional height not specified in the approved site plan.~~

**Proposed Amendment #6**

*Amend the heading of existing Section 3.14, Waivers to specify that it only applies to the Personal Wireless Service Facilities section of the Regulations, as follows:*

**3.14 Waivers for Personal Wireless Service Facility Applications**

**Proposed Amendment #7**

*Add a new Section 4.19, Landscaping, as follows:*

**4.19 Landscaping**

- A. Landscaping shall be provided as required in the Town of New Boston Zoning Ordinance.**
- B. Landscaping serves many purposes. It can:**
- **reinforce and enhance the architectural and site design of the property;**
  - **hide or diminish unsightly architectural or natural features and soften the edges and size of a building;**
  - **tie the site into its neighbors and the overall context of New Boston;**
  - **provide focal points and aesthetic points of interest on the site and in the neighborhood;**
  - **provide buffers between zoning districts;**
  - **shield properties from roads and traffic and abutting lots;**
  - **hide utility areas like dumpsters, storage areas, loading areas and public utilities;**
  - **reduce excessive heat, glare and accumulation of dust;**
  - **provide privacy from noise and visual intrusion;**
  - **prevent erosion of soil, runoff of drainage water and the consequent pollution of water bodies.**
- C. Due to the differing growth rates and types of trees that could be provided for shade, the Town of New Boston does not specify the height of the tree to be provided in correlation to its caliper. However, the general requirement is that one shade tree, at least 2 to 2.5 inches in caliper, shall be planted no closer than five feet to any lot line for each 300 square feet of required landscape area; and one deciduous shrub or evergreen shall be planted for each 200 square feet of required landscaped area.**

- D. All landscaping shall be maintained in a healthy, growing condition. Plantings near roads or parking lots should be salt resistant.*
- E. Where feasible, existing non-invasive mature vegetation and mature shade trees shall be preserved. The use of native species, whether existing or new plantings, helps ensure that plants are well adapted to climate and site conditions.*
- F. The Planning Board may require review of the landscaping plan by a landscape architect licensed in the State of New Hampshire, the cost of which review shall be borne by the applicant.*

4/29/14